

November 24, 2009

Site Plan & Final Plat: SWC Ohio/Lebanon Addition, Block A, Lot 6
Music Institute of North Texas (SPFP09-0021)
Owner(s): Lai Family Trust

DESCRIPTION:

A music institute on one lot on 0.6± acre on the west side of Ohio Drive, 440± feet south of Lebanon Road. Zoned Commercial-1. Neighborhood #29. JE

REMARKS:

Site Plan

Access: Access is provided from a median opening on Ohio Drive.
Cross access: Cross access is provided to the north and west.
Parking: Parking is adequate.
Open space: Open space is adequate.
Tree Preservation: The site does not contain any protected trees.
Landscape Plan: A landscape plan has been submitted for staff review.
Façade Plan: A façade plan has been submitted for staff review.
Additional Information: The site plan complies with the preliminary site plan approved by the Planning & Zoning Commission on December 26, 2007.

Final Plat

Infrastructure for this property has already been constructed and easements have been dedicated by conveyance plat. However, a conveyance plat does not allow for development on a lot and this final plat was submitted to allow for development as required by the Subdivision Ordinance.

RECOMMENDATION:

Recommended for approval subject to:

Site Plan

1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.

Final Plat

Recordation of Final Plat prior to Final Acceptance.